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**CENSUS BUREAU REPORTS ON RESIDENTIAL VACANCIES AND  
HOMEOWNERSHIP**

National vacancy rates in the second quarter 2004 were 10.2 percent in rental housing and 1.7 percent in homeowner housing, the Department of Commerce's Census Bureau announced today. The Census Bureau said that while the rental vacancy rate was higher than the rate last year (9.6 percent), it was not different from last quarter's rate (10.4 percent). For homeowner vacancies, the current rate (1.7 percent) was not different from the rate last quarter or the rate a year ago (1.7 percent each). The homeownership rate (69.2 percent) for the current quarter was higher than the second quarter 2003 rate (68.0 percent) and the rate last quarter (68.6 percent).

**Table 1. Rental and Homeowner Vacancy Rates for the United States: 1992 to 2004 (in percent)**

	Rental vacancy rate				Homeowner vacancy rate			
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2004....	10.4	↓ 10.2			1.7	↓ 1.7		
2003....	9.4	9.6	9.9	10.2	1.7	1.7	1.9	1.8
2002 <sup>a</sup> ..	9.1	8.4	9.0	9.3	1.7	1.7	1.7	1.7
2002....	9.1	8.5	9.1	9.4	1.7	1.7	1.7	1.7
2001....	8.2	8.3	8.4	8.8	1.5	1.8	1.9	1.8
2000.....	7.9	8.0	8.2	7.8	1.6	1.5	1.6	1.6
1999.....	8.2	8.1	8.2	7.9	1.8	1.6	1.6	1.6
1998.....	7.7	8.0	8.2	7.8	1.7	1.7	1.7	1.8
1997.....	7.5	7.9	7.9	7.7	1.7	1.6	1.5	1.7
1996.....	7.9	7.8	8.0	7.7	1.6	1.5	1.7	1.7
1995.....	7.4	7.7	7.7	7.7	1.5	1.6	1.5	1.6
1994.....	7.5	7.4	7.2	7.4	1.4	1.4	1.4	1.6
1993 <sup>a</sup> ....	7.8	7.6	7.0	6.9	1.4	1.4	1.4	1.4
1993.....	7.9	7.6	7.1	6.9	1.4	1.4	1.4	1.4
1992.....	7.4	7.7	7.3	7.1	1.5	1.6	1.6	1.5

<sup>a</sup>Revised in 2002 to incorporate information collected in Census 2000, and in 1993 to reflect the results of the 1990 decennial census.

NOTE: The estimates in this report are based on responses from a sample of the population. As with all surveys, estimates may vary from the actual values because of sampling variation or other factors. All comparisons made in this report have undergone statistical testing and are significant at the 90-percent confidence level unless otherwise noted. The data in this report are from the monthly samples of the Housing Vacancy Survey, which is a supplement to the Current Population Survey. The populations represented (the population universe) are all housing units (vacancy rates) and the civilian noninstitutional population of the United States (homeownership rate).

For rental housing, the suburbs (9.0 percent) had the lowest vacancy rate, while rates outside metropolitan areas (MAs) (10.5 percent) and in central cities (11.2 percent) were not different from each other. The rental vacancy rate in central cities was higher than last year's rate, while current rates in the suburbs and outside MAs were not different from their previous corresponding rates.

The homeowner vacancy rates were highest in central cities (2.3 percent) followed by outside MAs (1.7 percent), with rates in the suburbs (1.4 percent) ranking the lowest. The homeowner vacancy rate outside MAs was lower than one year ago, while rates in central cities and in the suburbs showed no statistical change.

Among regions, the rate for rental vacancies was highest in the South (13.0 percent), followed by the Midwest (11.7 percent), the West (7.7 percent) and the Northeast (7.0 percent). Rates in the Northeast and West were not significantly different from each other. In the Midwest, the rental vacancy rate was higher than a year ago, while the rates in the other regions were statistically unchanged from their corresponding rates last year.

The regional homeowner vacancy rates ranged from the highest in the South (2.0 percent) to the Midwest (1.7 percent), the West (1.4 percent) and the lowest in the Northeast (1.1 percent). When compared to second quarter 2003, the respective homeowner vacancy rates were not different from a year ago.

**Table 2. Rental and Homeowner Vacancy Rates by Area and Region:  
Second Quarter 2003 and 2004 (in percent)**

Area /Region	Rental vacancy rates				Homeowner vacancy rates			
	Second Quarter 2003	Second Quarter 2004	Standard error on 2004 rate	Standard error on difference	Second Quarter 2003	Second Quarter 2004	Standard error on 2004 rate	Standard error on difference
United States.....	9.6	10.2	0.2	0.3	1.7	1.7	(z)	0.1
Inside MAs.....	9.4	10.2	0.2	0.3	1.6	1.7	0.1	0.1
In central cities..	9.8	11.2	0.3	0.4	2.2	2.3	0.1	0.2
Not in central cities (suburbs)..	8.9	9.0	0.3	0.4	1.4	1.4	0.1	0.1
Outside MAs.....	10.9	10.5	0.5	0.7	2.0	1.7	0.1	0.2
Northeast.....	6.8	7.0	0.4	0.5	1.3	1.1	0.1	0.2
Midwest.....	10.6	11.7	0.4	0.6	1.7	1.7	0.1	0.1
South.....	12.3	13.0	0.3	0.5	2.1	2.0	0.1	0.1
West.....	7.2	7.7	0.3	0.4	1.4	1.4	0.1	0.1

(z) Less than 0.05.

There were an estimated 122.0 million housing units in the United States in the second quarter 2004. Approximately 106.1 million housing units were occupied: 73.4 million by owners and 32.6 million by renters. The number of owner-occupied units increased and the number of renter-occupied units decreased from their second quarter 2003 estimates, respectively. Of the 15.9 million vacant housing units, 11.9 million were for year-round use. Approximately 3.8 million of the year-round vacant units were for rent, 1.3 million were for sale only, and the remaining 6.9 million units were vacant for a variety of other reasons.

**Table 3. Estimates of the Total Housing Inventory for the United States:  
Second Quarter 2003 and 2004**

(Estimates are in thousands and may not add to total, due to rounding)

Type	Second Quarter 2003	Second Quarter 2004	Standard error on 2004 Estimate	Standard error on difference	Percent of total (2004)
All housing units.....	120,643	122,002	215	305	100
Occupied.....	105,475	106,066	227	322	87
Owner.....	71,740	73,449	228	322	60
Renter.....	33,735	32,617	179	255	27
Vacant.....	15,168	15,936	132	185	13
Year-round.....	11,603	11,947	116	163	10
For rent.....	3,627	3,775	67	94	3
For sale only.....	1,249	1,261	39	55	1
Other.....	6,727	6,911	90	126	6
Seasonal.....	3,565	3,989	69	95	3

NOTE: The Current Population Survey/Housing Vacancy Survey (CPS/HVS) estimates are now controlled to independent housing unit counts. This should make the CPS/HVS estimates of housing units more comparable to other Census Bureau housing surveys. Please see page 10 for additional information.

The homeownership rate (69.2 percent) for the current quarter was higher than the second quarter 2003 rate (68.0 percent), and also higher than the rate last quarter (68.6 percent).

Table 4. **Homeownership Rates for the United States: 1980 to 2004** (in percent)

Year	Homeownership Rates <sup>a</sup>			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
		↓		
2004.....	68.6	69.2		
2003.....	68.0	68.0	68.4	68.6
2002 <sup>b</sup> .....	67.8	67.6	68.0	68.3
2002.....	67.8	67.6	68.0	68.3
2001.....	67.5	67.7	68.1	68.0
2000.....	67.1	67.2	67.7	67.5
1999.....	66.7	66.6	67.0	66.9
1998.....	65.9	66.0	66.8	66.4
1997.....	65.4	65.7	66.0	65.7
1996.....	65.1	65.4	65.6	65.4
1995.....	64.2	64.7	65.0	65.1
1994.....	63.8	63.8	64.1	64.2
1993 <sup>b</sup> .....	63.7	63.9	64.2	64.2
1993.....	64.2	64.4	64.7	64.6
1992.....	64.0	63.9	64.3	64.4
1991.....	63.9	63.9	64.2	64.2
1990.....	64.0	63.7	64.0	64.1
1989 <sup>c</sup> .....	63.9	63.8	64.1	63.8
1989.....	63.9	63.9	64.0	63.8
1988.....	63.7	63.7	64.0	63.8
1987.....	63.8	63.8	64.2	64.1
1986.....	63.6	63.8	63.8	63.9
1985.....	64.1	64.1	63.9	63.5
1984.....	64.6	64.6	64.6	64.1
1983.....	64.7	64.7	64.8	64.4
1982.....	64.8	64.9	64.9	64.5
1981.....	65.6	65.3	65.6	65.2
1980.....	65.5	65.5	65.8	65.5

<sup>a</sup>Standard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

<sup>b</sup>Revised in 2002 to incorporate information collected in Census 2000, and in 1993 to reflect the results of the 1990 decennial census.

<sup>c</sup>Revised to reflect edit changes implemented in 1990.

Table 4SA shows the seasonally adjusted homeownership rates for the United States from 1980 to the present. (Research has shown that seasonality for homeownership rates is present.) When adjusted for seasonality, the current homeownership rate at 69.3 percent was higher than 68.1 percent shown a year ago and also higher than the rate last quarter, 68.7 percent.

Table 4SA. **Homeownership Rates for the United States: 1980 to 2004**  
**Seasonally Adjusted** (in percent)

Year	Homeownership Rates <sup>a</sup> (Seasonally Adjusted)			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2004.....	↓ 68.7 <sup>d</sup>	69.3		
2003.....	68.1 <sup>d</sup>	68.1 <sup>d</sup>	68.3	68.5
2002 <sup>b</sup> .....	67.9 <sup>d</sup>	67.7 <sup>d</sup>	67.8 <sup>d</sup>	68.2
2002.....	(NA)	(NA)	(NA)	(NA)
2001.....	67.6 <sup>d</sup>	67.8 <sup>d</sup>	67.9	67.9 <sup>d</sup>
2000.....	67.2 <sup>d</sup>	67.3	67.5	67.5
1999.....	66.8	66.7	66.8	66.9
1998.....	66.0	66.1	66.6	66.4
1997.....	65.5	65.8	65.8	65.7
1996.....	65.2	65.4	65.4	65.4
1995.....	64.4	64.8	64.8	65.1
1994.....	64.0	63.9	63.9	64.1
1993 <sup>b</sup> .....	63.8	64.0	64.0	64.1
1993.....	(NA)	(NA)	(NA)	(NA)
1992.....	64.1	64.0	64.1	64.3
1991.....	64.0	64.1	64.0	64.1
1990.....	64.1	63.9	63.8	64.0
1989 <sup>c</sup> .....	64.0	63.9	63.9	63.7
1989.....	(NA)	(NA)	(NA)	(NA)
1988.....	63.8	63.8	63.9	63.8
1987.....	63.9	63.9	64.1	64.1
1986.....	63.7	63.8	63.7	63.9
1985.....	64.1	64.1	63.8	63.6
1984.....	64.6	64.6	64.5	64.2
1983.....	64.7	64.7	64.6	64.5
1982.....	64.8	64.9	64.7	64.6
1981.....	65.6	65.4	65.4	65.3
1980.....	65.5	65.6	65.6	65.6

<sup>a</sup>Standard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

<sup>b</sup>Revised in 2002 to incorporate information collected in Census 2000, and in 1993 to reflect the results of the 1990 decennial census.

<sup>c</sup>Revised to reflect edit changes implemented in 1990.

<sup>d</sup>Revised as a result of seasonality computation for this quarter.

(NA) Not Applicable; only the revised series for 1989, 1993, and 2002 were used in calculating the seasonality adjustment.

During the second quarter 2004, the homeownership rates by region were highest in the Midwest (74.2 percent), while the South (70.9 percent) ranked second, the Northeast (65.4 percent) was third and the West (64.5 percent) had the lowest rate. The homeownership rates for all regions were higher than their respective rates a year ago.

**Table 5. Homeownership Rates for the United States and Regions: 2000 to 2004 (in percent)**

	Homeownership Rates <sup>a</sup>				
Year/Quarter	United States	Northeast	Midwest	South	West
2004					
Second Quarter.....	69.2	65.4	74.2	70.9	64.5
First Quarter.....	68.6	65.1	73.5	70.3	63.7
2003					
Fourth Quarter.....	68.6	64.7	73.5	70.5	63.8
Third Quarter.....	68.4	64.4	73.5	70.0	63.8
Second Quarter.....	68.0	64.2	72.8	69.9	63.2
First Quarter.....	68.0	64.2	72.9	69.9	62.8
2002 <sup>b</sup>					
Fourth Quarter.....	68.3	64.8	73.3	70.3	62.5
Third Quarter.....	68.0	64.6	73.2	69.5	62.7
Second Quarter.....	67.6	63.8	72.8	69.3	62.4
First Quarter.....	67.8	63.8	73.2	69.8	62.1
2002					
Fourth Quarter.....	68.3	64.9	73.3	70.3	62.6
Third Quarter.....	68.0	64.7	73.2	69.5	62.8
Second Quarter.....	67.6	63.9	72.8	69.3	62.4
First Quarter.....	67.8	63.9	73.1	69.9	62.2
2001					
Fourth Quarter.....	68.0	64.0	73.5	70.1	62.3
Third Quarter.....	68.1	64.1	72.9	70.1	63.1
Second Quarter.....	67.7	63.2	72.7	69.7	62.9
First Quarter.....	67.5	63.6	73.2	69.3	62.0
2000					
Fourth Quarter.....	67.5	63.2	73.1	69.8	61.6
Third Quarter.....	67.7	63.9	72.9	69.7	62.2
Second Quarter.....	67.2	63.4	72.2	69.2	61.9
First Quarter.....	67.1	63.3	72.2	69.5	61.3

<sup>a</sup>Standard errors for quarterly homeownership rates by region generally are 0.3 percent.

<sup>b</sup>Revised to incorporate information collected in Census 2000.

For second quarter 2004, the homeownership rates by age of householder ranged from 43.6 percent for those under 35 years of age to 82.4 percent for those aged 55 to 64. All age categories shown had higher rates of homeownership than their respective rates a year ago, except for the group aged 45 to 54.

**Table 6. Homeownership Rates by Age of Householder: 2000 to 2004 (in percent)**

Year/Quarter	Homeownership Rates <sup>a</sup>					
	United States	Under 35 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over
2004						
Second Quarter....	69.2	43.6	69.4	77.0	82.4	81.1
First Quarter.....	68.6	42.3	68.8	77.0	81.7	80.7
2003						
Fourth Quarter....	68.6	42.7	69.0	77.2	81.3	80.8
Third Quarter.....	68.4	42.5	68.8	76.5	81.1	80.7
Second Quarter....	68.0	41.9	67.8	76.3	81.6	80.2
First Quarter.....	68.0	41.7	67.8	76.5	81.4	80.2
2002 <sup>b</sup>						
Fourth Quarter....	68.3	42.0	69.0	76.4	81.5	80.8
Third Quarter.....	68.0	41.5	68.6	76.4	81.3	80.4
Second Quarter....	67.6	40.8	68.2	76.3	80.8	80.1
First Quarter.....	67.8	41.0	68.6	76.0	80.9	80.9
2002						
Fourth Quarter....	68.3	42.0	69.0	76.4	81.5	80.8
Third Quarter.....	68.0	41.4	68.6	76.4	81.3	80.4
Second Quarter....	67.6	40.8	68.3	76.3	80.7	80.1
First Quarter.....	67.8	41.0	68.6	76.0	80.8	80.9
2001						
Fourth Quarter....	68.0	42.2	68.2	76.2	81.4	80.7
Third Quarter.....	68.1	41.6	68.6	77.1	81.6	80.3
Second Quarter....	67.7	40.8	68.1	77.2	81.5	79.7
First Quarter.....	67.5	40.4	68.1	76.5	80.8	80.7
2000						
Fourth Quarter.....	67.5	41.2	68.3	76.4	80.2	80.4
Third Quarter.....	67.7	41.1	68.4	76.8	80.1	80.7
Second Quarter....	67.2	40.2	67.5	76.7	80.3	80.3
First Quarter.....	67.1	40.5	67.3	76.0	80.8	80.1

<sup>a</sup>Standard errors for quarterly homeownership rates by age of householder generally are 0.4 percent

<sup>b</sup>Revised to incorporate information collected in Census 2000.

For the racial categories shown below, the homeownership rate for non-Hispanic White householders reporting a single race was highest (76.2 percent), while the category of single-race Black householders had the lowest rate (49.7 percent) in the current quarter. The rate for Hispanic householders (who can be of any race) was 47.4 percent. All of the rates by race were higher than their corresponding rates a year ago; the rate for Hispanics was not different from the rate last year.

**Table 7. Homeownership Rates by Race and Ethnicity of Householder: 2002 to 2004 (in percent)**

Year/Quarter	Homeownership Rates <sup>a</sup>				
	U.S.	Non-Hispanic White alone	Black Alone <sup>b</sup>	All Other Races <sup>c</sup>	Hispanic (of any race)
2004					
Second Quarter.....	69.2	76.2	49.7	58.7	47.4
First Quarter.....	68.6	75.5	49.3	58.2	47.3
2003					
Fourth Quarter.....	68.6	75.5	49.4	56.6*	47.7
Third Quarter.....	68.4	75.7	48.0	56.2*	46.1
Second Quarter.....	68.0	75.2	47.3	55.3*	46.2
First Quarter.....	68.0	75.0	47.7	55.7	46.7
		Non-Hispanic White	Black	Other Races	
2002 <sup>d</sup>					
Fourth Quarter.....	68.3	75.0	47.7	55.2	48.3
Third Quarter.....	68.0	74.9	47.3	54.0	47.1
Second Quarter.....	67.6	74.5	46.5	55.3	46.1
First Quarter.....	67.8	74.6	48.2	53.5	46.4
2002					
Fourth Quarter.....	68.3	74.8	47.5	55.4	49.5
Third Quarter.....	68.0	74.6	47.1	54.1	48.3
Second Quarter.....	67.6	74.2	46.3	55.4	47.2
First Quarter.....	67.8	74.3	48.0	53.7	47.6

\*Revised 4/22/04.

<sup>a</sup>Standard errors for quarterly homeownership rates by race and ethnicity of householder generally are 0.2 percent for non-Hispanic White (single race) householders, 0.5 percent for Black (single race) householders, 1.0 percent for All other race householders, and 0.6 percent for Hispanic householders.

<sup>b</sup>The homeownership rate for second quarter 2004 for householders who reported the single race of Black or Black in a combination of races was 49.5 percent, compared with a rate of 49.7 percent for those who reported only Black.

<sup>c</sup>Includes people who reported Asian, Native Hawaiian or Other Pacific Islander, or American Indian or Alaska Native regardless of whether they reported any other race, as well as all other combinations of two or more races.

<sup>d</sup>Revised to incorporate information collected in Census 2000.

NOTE: Beginning in 2003, the question on race on the CPS was modified to comply with the revised standards for federal statistical agencies. Respondents may now report more than one race, but small sample sizes preclude showing all race categories. The question on Hispanic origin is asked separately, and is asked before the question on race. For further information on each major race group and the Two or More Races populations, see reports from the Census 2000 Brief series (C2KBR/01), available on the Census 2000 Web site at <http://www.census.gov/population/www/cen2000/briefs.htm>



For second quarter 2004, the homeownership rate for households with family incomes greater than or equal to the median family income (83.9 percent) was not different from the rate reported last year. For those with incomes less than the median (53.1 percent), the rate was higher than a year ago.

**Table 8. Homeownership Rates by Family Income: 2000 to 2004 (in percent)**

Homeownership Rates <sup>a</sup>			
Year/Quarter	United States	Households with family income greater than or equal to the median family income <sup>b</sup>	Households with family income less than the median family income
2004			
Second Quarter.....	69.2	83.9	53.1
First Quarter.....	68.6	83.8	51.5
2003			
Fourth Quarter.....	68.6	83.6	52.1
Third Quarter.....	68.4	83.7	52.1
Second Quarter.....	68.0	83.6	51.6
First Quarter.....	68.0	83.3	51.3
2002 <sup>c</sup>			
Fourth Quarter.....	68.3	83.2	52.4
Third Quarter.....	68.0	83.0	51.9
Second Quarter.....	67.6	82.2	51.5
First Quarter.....	67.8	82.0	52.4
2002			
Fourth Quarter.....	68.3	83.3	52.4
Third Quarter.....	68.0	83.0	51.9
Second Quarter.....	67.6	82.3	51.5
First Quarter.....	67.8	82.1	52.3
2001			
Fourth Quarter.....	68.0	82.2	53.0
Third Quarter.....	68.1	82.2	52.6
Second Quarter.....	67.7	82.0	51.7
First Quarter.....	67.5	81.7	51.6
2000			
Fourth Quarter.....	67.5	81.6	51.8
Third Quarter.....	67.7	81.7	52.2
Second Quarter.....	67.2	81.8	50.8
First Quarter.....	67.1	81.4	51.4

<sup>a</sup>Standard errors for quarterly homeownership rates by family income generally are 0.2 percent.

<sup>b</sup>Based on families or primary individuals reporting income.

<sup>c</sup>Revised to incorporate information collected in Census 2000.

Note: This press release, along with more detailed data, is available on the Internet. Our Internet address is: [www.census.gov/hhes/www/hvs.html](http://www.census.gov/hhes/www/hvs.html)

The estimates in this release are based on a sample survey and therefore are subject to both sampling and non-sampling error. Sampling error is a result of not surveying the entire population. Non-sampling error occurs because accurate information cannot always be obtained. The standard errors provided in the tables are primarily measures of sampling error.

Standard errors are used to: 1) measure the accuracy of estimates from a sample survey, and 2) draw inferences from the survey data. For example, the standard error on the estimated rental vacancy rate of 10.2 percent is 0.2 percentage points. Consequently, the 90-percent confidence interval as shown by these data is from 9.9 percent to 10.5 percent; i.e., the interval  $10.2 \pm (1.645 \times 0.2)$  percentage points. Thus, one can say with 90-percent confidence that, were it feasible to draw all possible samples, the average rental vacancy rate would be included in this confidence interval. Statements about differences are made only when the 90-percent confidence interval indicates that a statistically significant difference exists.

Beginning with first quarter 2003, population controls that reflect the results of Census 2000 are used in the CPS/HVS estimation process. As a final additional step in the process, the estimates are controlled to independent housing counts used for the first time in order to produce a more accurate estimate of housing units. This new procedure should make the CPS/HVS estimates of housing units more consistent with other Census Bureau housing surveys. The new housing controls affect the estimate of vacant units in the sense that the estimates of total occupied and vacant units sum to the new control total. Vacancy *rates* and homeownership *rates* are not affected by this change.

The CPS/HVS also began computing first-stage factors (used for weighting purposes) based on year-round and seasonal counts of housing units from Census 2000 for the first quarter 2003. From 1980 to 2002, the CPS/HVS first-stage factors were based on year-round estimates only. The effect on the data is slight and the change should improve the counts of year-round and seasonal units. For more information on the effects of these changes, please see Source and Accuracy Statement at [www.census.gov/hhes/www/hvs.html](http://www.census.gov/hhes/www/hvs.html).

The question on race on the CPS was modified beginning in the first quarter 2003 to comply with new standards for federal statistical agencies. Respondents may now report more than one race. The question on Hispanic origin is asked separately, and is asked before the question on race.

First stage factors for year-round vacant units have been corrected as of the second quarter 2004. Research has shown that this correction had no significant effect on the vacancy rates or homeownership rates.